

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

First Floor, Board Room  
Development and Business Services Center  
1901 South Alamo Street

**Monday, July 11th, 2005**

**Board of Adjustment Board Members**

Rene Balderas	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Vacant	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-070:** The request of Patrick H. Kidwell for a 5-foot variance from the minimum 20-foot rear setback requirement in order to build an addition 15 feet from the rear property line, 15803 Blue Creek Drive.
- IV. **A-05-071:** The request of Jose Reyes for a 3-foot variance from the minimum 5-foot side setback requirement in order to keep an existing carport 2 feet from the side property line, 314 West Hermine Boulevard.
- V. **A-05-072:** The requests of Jim Poteet for 1) a 5-foot variance from the 3-foot projection limit in order to allow a sign to project 8 feet, and 2) a 64 square-foot variance from the 8 square-foot limit in order to allow the same sign to be 72 square feet, in the South Presa Street / South Saint Mary's Neighborhood Conservation District (NCD-1) Zoning Overlay, 901 South Presa Street.
- VI. **A-05-073:** The request of Cynthia Penrod for a Special Exception to operate a one-operator beauty shop in a residential area, 1143 Lockhill-Selma Road.
- VII. **A-05-076:** The request of Kenneth Brown, P.C. for a 50 off-street parking space variance from the maximum 1,033 off-street parking spaces allowed, in order to construct additional off-street parking spaces that would total 1,083, 1200 Southeast Military Drive.
- VIII. Discussion and recommendation regarding **Sign Master Plan No. 05-7** for The Village at Stone Oak located at Northeast corner of Stone Oak Parkway and US Hwy 281North.

IX. **Consideration and adoption of Rules and Procedures for the Board of Adjustment.**

X. **Staff Report.**

XI. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XII. **Adjournment.**

**Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# BOARD OF ADJUSTMENT

July 11, 2005

CASE NO. A-05-070

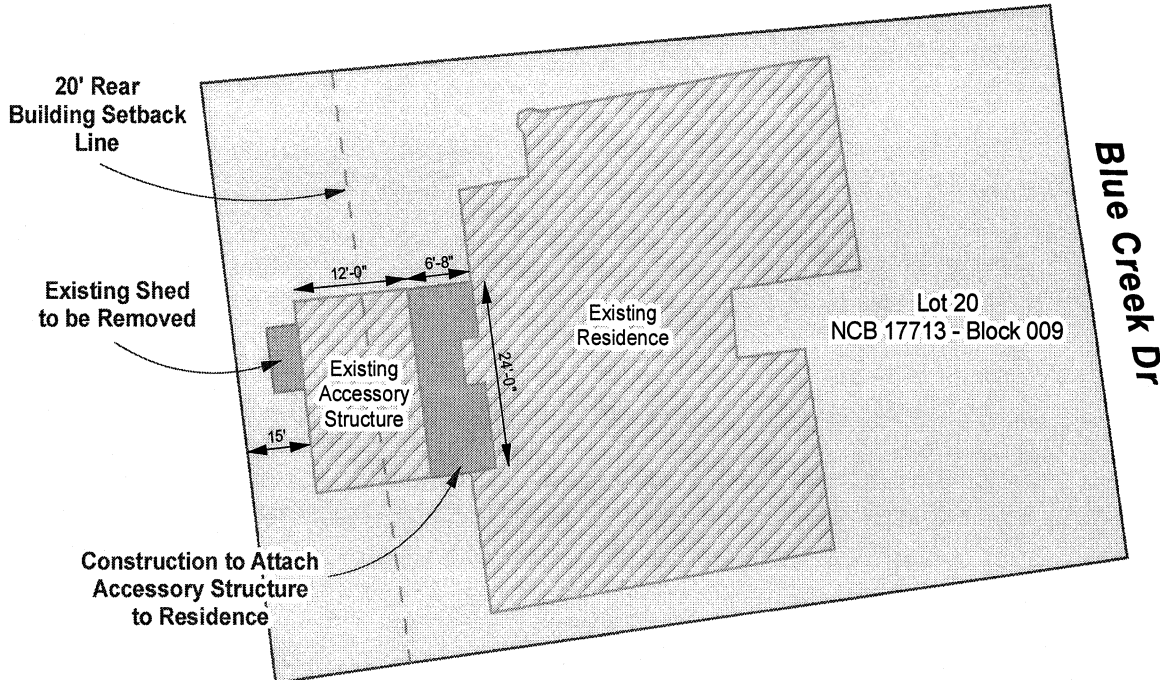
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, July 11, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Patrick H. Kidwell  
Lot 20, Block 9, NCB 17713  
15803 Blue Creek Drive  
Zoned: "R-6" Residential Single-Family District

The applicant requests a 5-foot variance from the minimum 20-foot rear setback requirement in order to build an addition 15 feet from the rear property line. The Unified Development Code requires a minimum 20-foot rear setback in "R-6" zoning districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Board of Adjustment**

**Plot Plan for  
Case A-05-070**



Scale: 1" = 25'  
Council District 9

**15803 Blue Creel**

Produced by the City of San Antonio  
Development Services Department  
(06/24/2005)

# BOARD OF ADJUSTMENT

July 11, 2005

CASE NO. A-05-071

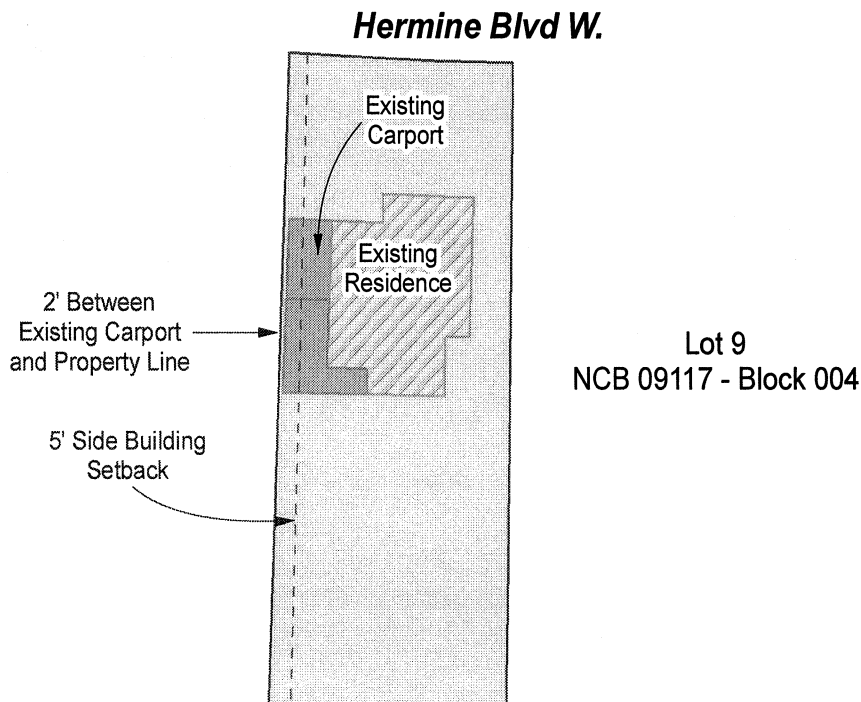
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, July 11, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Jose Reyes  
Lot 9, Block 4, NCB 9117  
314 West Hermine Boulevard  
Zoned: "R-4" Residential Single-Family District

The applicant requests a 3-foot variance from the minimum 5-foot side setback requirement in order to keep an existing carport 2 feet from the side property line. The Unified Development Code requires a 5-foot side setback in "R-4" zoning districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Board of Adjustment**

**Plot Plan for  
Case A-05-071**



Scale: 1" = 45'  
Council District 1

**314 W. Hermine**

Produced by the City of San Antonio  
Development Services Department  
(06/28/2005)

# BOARD OF ADJUSTMENT

July 11, 2005

CASE NO. A-05-072

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, July 11, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Mission Restaurant Supply

Lot 22, Block 31, NCB 791

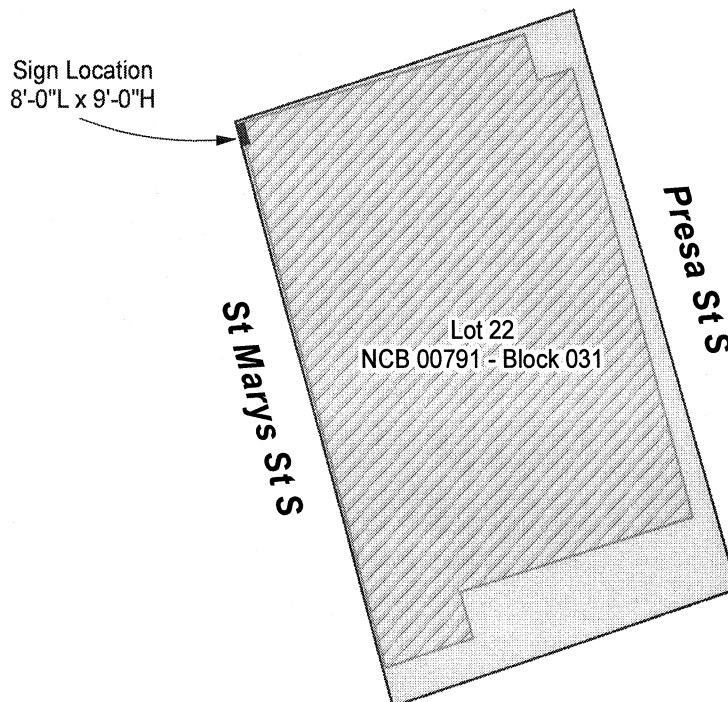
901 South Presa Street

Zoned: "C-3NA NCD-1" Commercial Non-Alcoholic Sales Neighborhood Conservation District 1

The applicant requests 1) a 5-foot variance from the 3-foot projection limit to allow a sign to project 8 feet, and 2) a 64 square-foot variance from the 8 square-foot limit to allow the same sign to be 72 square feet, in the South Presa Street / South Saint Mary's Neighborhood Conservation District (NCD-1) Zoning Overlay. The South Presa Street / South Saint Mary's Street Neighborhood Conservation District Signage Design Standards in the Unified Development Code state that a projecting sign may not project more than 3 feet and be no greater than 8 square feet for a single tenant structure.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Board of Adjustment**

**Plot Plan for  
Case A-05-072**



Scale: 1" = 80'  
Council District 1

**901 S. Presa St**

Produced by the City of San Antonio  
Development Services Department  
(06/21/2005)

# BOARD OF ADJUSTMENT

July 11, 2005

CASE NO. A-05-073

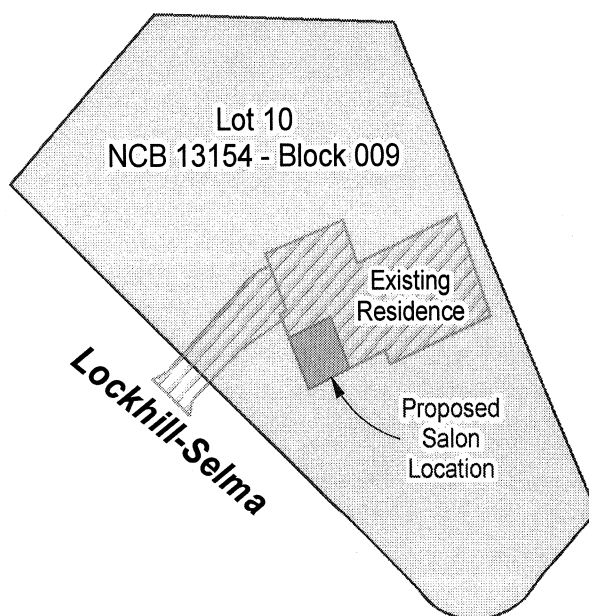
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, July 11, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Cynthia Penrod  
Lot 10, Block 9, NCB 13154  
1143 Lockhill Selma Road  
Zoned: "R-5" Residential Single-Family District.

The applicant requests a Special Exception to operate a one-operator beauty shop in a residential area. The Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code. The proposed hours of operation will be 930AM to 7PM, Tuesday through Saturday. Closed on Monday and Sunday. Total proposed hours of operation per week is 47.5 hours.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Board of Adjustment**

**Plot Plan for  
Case A-05-073**



Scale: 1" = 60'  
Council District 9

**1143 Lockhill-Selma**

Produced by the City of San Antonio  
Development Services Department  
(06/24/2005)

# BOARD OF ADJUSTMENT

July 11, 2005

CASE NO. A-05-076

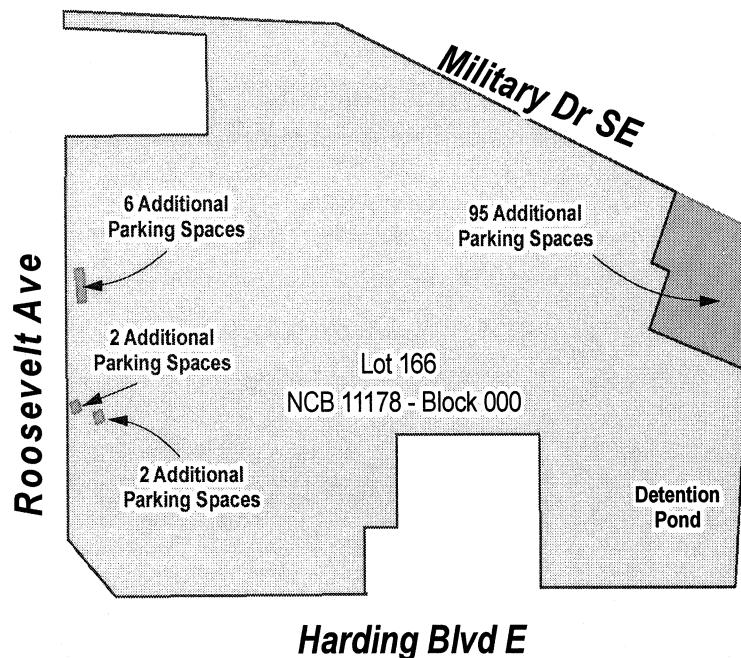
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, July 11, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Wal-Mart Stores Texas LP  
Lots 165 and 166, NCB 11178  
1200 Southeast Military Drive  
Zoned: "C-3" General Commercial District

The applicant requests a 50 off-street parking space variance from the maximum 1,033 off-street parking spaces allowed, in order to construct additional off-street parking spaces that would total 1,083. The Unified Development Code allows a maximum of 1,033 off-street parking spaces for this 206,590 square-foot retail building.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Board of Adjustment**

Plot Plan for  
**Case A-05-076**



Scale: 1" = 350'  
Council District 3

**1200 SE Military Dr**

Produced by the City of San Antonio  
Development Services Department  
(06/28/2005)